

**Technical Advisory Committee Agenda**  
**May 12, 2010**  
**12:00 noon to 2:00 p.m.**  
**Development Services Center / City Operations Building**  
**1222 First Ave, San Diego, CA 92101**  
**4<sup>th</sup> Floor Training Room**

<u>Group Represented</u>	<u>Primary Member</u>	<u>Alternate</u>
Accessibility	<input type="checkbox"/> Mike Conroy	<input type="checkbox"/> Cyndi Jones
Accessibility	<input type="checkbox"/> Connie Soucy	<input type="checkbox"/> Cyndi Jones
AGC	<input type="checkbox"/> Brad Barnum	
AIA	<input type="checkbox"/> John Ziebarth	<input type="checkbox"/> Kirk O'Brien
AIA	<input type="checkbox"/> David Pfeifer	<input type="checkbox"/> John Ziebarth
ASLA		
BIA	<input type="checkbox"/> Kathi Riser	<input type="checkbox"/> Cary Lowe
BIA		<input type="checkbox"/> Cary Lowe
BID Council	<input type="checkbox"/> Tiffany Sherer	
BIOCOM	<input type="checkbox"/> Faith Picking	
ACEC	<input type="checkbox"/> Rob Gehrke	<input type="checkbox"/> Mike Slawson
Chamber of Commerce	<input type="checkbox"/> Mike Nagy	
EDC	<input type="checkbox"/> Ted Shaw	<input type="checkbox"/> John Eardensohn
In-Fill Developer		
NAIOP	<input type="checkbox"/> Buddy Bohrer	<input type="checkbox"/> Craig Benedetto
Permit Consultants	<input type="checkbox"/> Brian Longmore	
Small Business Advis. Bd.		
SDAR	<input type="checkbox"/> Scott Molloy	
Sustainable Energy Advis. Bd.	<input type="checkbox"/> Alison Whitelaw	
LU&H Liaison (non-voting)	<input type="checkbox"/> Stephen Hill	

- 1) **Announcements**
- 2) **Public Comment on Non-Agenda Items**
- 3) **Discussion/Action**
  - A. Draft Revisions to CEQA Significance Thresholds (Informational) – Cecilia Gallardo (10 minutes)
    - a. Proposed minor amendments to the City's CEQA Significance Thresholds in the following areas:
      - i. <http://www.sandiego.gov/development-services/pdf/thresholds.pdf>
  - B. Appointment of alternate to the Affordable Housing Parking Study Working Group (Action) – Kathi Riser (10 minutes)
- 4) **Future Agenda Item**
  - Sustainable Development 900-14
  - Adding San Diego County Apartment Association as TAC members
  - How is DSD functioning after the recent Reduction in Force?
  - Discretionary Process Improvements - Process Committee Report (Kathi Riser)
  - Storm Water Standards-Revisions (Jim Nabong & Sumer Hasenin-November Meeting)
  - City Parking Study/SANDAG Parking Study
  - Downtown PDO Amendment (Hotel Project)
- 5) **Adjourn – next meeting Wednesday, June 9, 2010 or July 14, 2010**

**TAC Mission: “To proactively advise the Mayor and the Land Use and Housing Committee on improvements to the regulatory process through the review of policies and regulations that impact development. And to advise on improvements to the development review process through communications, technology and best business practices to reduce processing times and improve customer service. And to advocate for quality development to meet the needs of all citizens of San Diego.”**



## THE CITY OF SAN DIEGO

### DEVELOPMENT SERVICES DEPARTMENT

Date of Notice: 4/15/2010

#### PUBLIC NOTICE OF THE

#### SIGNIFICANCE THRESHOLDS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT FOR THE CITY OF SAN DIEGO

The City of San Diego Entitlements Division has prepared Draft Revisions to the Significance Thresholds under the California Environmental Quality Act and is inviting your comments regarding them. The public review period will be thirty days from the posting of this notice and will close on 5/15/2010. The Draft Revisions to the Significance Threshold document is available under the heading CEQA: Significance Determination Thresholds on the City of San Diego's website: <http://www.sandiego.gov/development-services/pdf/thresholds.pdf>

**Your comments must be received no later than May 15, 2010.** Please send your written comments to the following address: Jeffrey Szymanski, Environmental Planner, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101 or e-mail your comments to [jszymanski@sandiego.gov](mailto:jszymanski@sandiego.gov)

#### General Information:

The purpose of the Significance Thresholds are to guide applicants, staff, professionals, and consultants in determining whether a project may have a significant effect on the environment based on substantial evidence during the early stages of environmental analysis, therefore requiring the preparation of technical documents and/or mitigation measures. They provide technical guidance in evaluating the potential significance of a project's environmental impact and provide for a consistent and objective basis for determining the level of impacts. They are not used for project permit conditions or as guidelines on how to prepare technical documents. The following sections of the Significance Thresholds under the California Environmental Quality Act are under revision: **Health and Safety, Paleontology and Public Services and Utilities (Solid Waste Generation/Disposal)**. The Health and Safety section is being revised to: update links to bulletins and websites, update nomenclature and informational references, improve format and sentence structure, and to update CEQA citations. The Paleontology section is being revised to: update technical nomenclature, improve format and sentence structure, and to remove outdated informational links. The Public Services and Utilities (Solid Waste Generation/Disposal) section is being revised to: remove the reference to Assembly Bill 939, improve format and sentence structure, and to bring the section up to date with current requirements of the California Public Resources Code and City of San Diego's Municipal Code. The proposed changes to the Significance Thresholds are considered minor in nature in that the amendments only clarify concepts, improve format and organization, and update the Thresholds to include current local and State requirements.

A public workshop shall be held on the amendments to the Significance Thresholds if requested in writing before the effective date. At the public workshop, the City Manager will consider all written comments and objections of those individuals or groups affected by the amendments. Following the public workshop, the City Manager will approve, modify or reject the proposed changes.

**Availability in Alternative Format:** To request this Notice, the draft CEQA Thresholds in alternative format, call the Development Services Department at 619-446-5349 or (800) 735-2929 (TEXT TELEPHONE).

**Additional Information:** For environmental review information, contact Jeffrey Szymanski at (619) 446-5324. The draft CEQA Thresholds may be reviewed, or purchased for the cost of reproduction, at the Fifth floor of the Development Services Center.

Cecilia Gallardo, Assistant Deputy Director  
Development Services Department

## F. HEALTH AND SAFETY

The following issue areas are discussed in these significance criteria guidelines:

- Hazardous ~~m~~Materials/~~p~~Public ~~s~~Safety
- Human ~~h~~Health
- Brush ~~m~~Management

### 1. Hazardous Materials/Public Safety

As residential redevelopment and new residential construction occurs in or near areas historically used for industry, agriculture, commerce, solid waste (e.g. landfills, former landfill sites, or fuel storage) contaminated soils and groundwater can be found. As part of the environmental review process, steps must be taken to disclose and address the safe removal, disposal and/or remediation of hazardous materials. There are federal, state and local government requirements that must be incorporated into projects which address these issues. Affected facilities would range in scope from establishments specifically designed to handle hazardous/toxic materials (e.g., waste treatment facilities) to underground tanks associated with automotive service stations. In addition there are other public safety issues associated with development proposals in close proximity to airports, in flood-prone areas, and in areas susceptible to brush fires.

For non-residential projects, instruct the applicant to complete Development Services Department (DSD) form DS-3163, "Hazardous Materials Questionnaire." See ~~DSD Info~~ City of San Diego Information Bulletin 116 for more information.  
([www.sandiego.gov/development-services/industry/pdf/infobulletin/ib116.pdf](http://www.sandiego.gov/development-services/industry/pdf/infobulletin/ib116.pdf))

### 2. Human Health

Human health issues address health hazards (both known and perceived), such as exposure to disease-carrying vectors; contamination due to sewage spills; proximity to electromagnetic fields (EMF) associated with electric transmission lines and communications facilities; and uses in proximity to former or active underground storage tank sites; fuel-storage tank farms, sewage treatment plants, or areas where toxic chemicals may be stored.

#### A. Vector Control

The County of San Diego Department of Environmental Health (DEH) regulates vector control. A vector is any insect or other arthropod, rodent, or other animal of public health significance capable of causing human discomfort and injury, or capable of harboring or transmitting the causative agents of human disease. Projects constructing ponds, or other potential vector habitat should consult with DEH to determine mitigation measures to minimize vector impacts.

#### B. Electromagnetic Fields (EMF)

Studies of the potential for adverse public health effects of EMF are inconclusive. A statement or conclusion of impacts would be speculative. In accordance with CEQA Section 15145, the known information about EMF is summarized and no conclusion of significance is reached.

The California Department of Health Services (DHS), California Electric and Magnetic Fields Program<sup>1</sup> provides information regarding known possible health effects from EMF created by the use of electricity. DHS references the National EMF Research and Public Information Dissemination (RAPID) Program, established by Congress as part of the Energy Policy Act of 1992, which has published its findings concluding evidence of the risk of cancer from EMF around power lines is weak. The report recognizes that EMF exposure "cannot be recognized as entirely safe" but "believes that the probability that EMF exposure is truly a health hazard is currently small" with "marginal scientific support that exposure to this agent is causing any degree of harm." The report concludes that efforts to reduce exposure to EMF should continue.

### C. ~~EMF~~ Radio Frequency (RF) and Wireless Communication ~~Telephone~~ Facilities

On February 8, 1996, the Telecommunications Act of 1996 was signed into law. Section 740 of the Act states as follows: "No state or local government or instrumentality thereof may regulate the placement, construction, and modification of wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the commission's regulations concerning such emissions."

Communications antennas emit varying levels of radio frequency (RF) energy. RF emissions are regulated by the Federal Government. Refer to [www.fcc.gov](http://www.fcc.gov) for more information.

Below a certain threshold of RF power there is virtually no danger at any distance or direction from the transmitting antenna. Above that threshold, the installation is generally designed to ensure that the areas in which people are likely to be found are exposed to a minimum and safe level of RF energy. The American National Standards Institute (ANSI), and the Institute of Electrical and Electronic Engineers (IEEE) have established the standard for safe exposure levels of RF energy for wireless facilities. RF emission levels are usually expressed and measured as a "power density" or flux which is described in terms of power per unit area. This is the power which flows outward from the transmitter and passes through a given area. The intensity of radiation diminishes exponentially at greater distances from the source, and the exposure, even within the "beam," at sufficient distance presents no exposure danger. The accepted standard for safe exposure to RF energy from the proposed type of facility is 580 microwatts per square centimeter ( $\mu\text{W}/\text{cm}^2$ ). The exposure level associated with most cellular facilities is about 0.01% of the accepted standard, or 5.8  $\mu\text{W}/\text{cm}^2$  at 50 feet, which is well below the established safety level. If antennas would be placed in conjunction with other existing antennae at the same location, Federal Communication Commission (FCC) rules require the total exposure from all facilities to fall within the guideline limits. As part of the development review process for wireless communication facilities, the City requires that wireless carriers submit a certified cumulative RF report demonstrating compliance with the FCC standards. Refer to City of

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<sup>1</sup> <http://www.dhs.ca.gov/ps/deode/chib/emf/>

San Diego Information Bulletin No. 536. ([www.sandiego.gov/development-services/industry/pdf/infobulletin/ib536.pdf](http://www.sandiego.gov/development-services/industry/pdf/infobulletin/ib536.pdf))

#### D. Schools

CEQA provides guidance on health and safety impacts for school facilities at Statute Sections 21151.2, 21151.4, 21151.8 and Guideline Section 15186. State-funded schools must also address school siting criteria of Title 5 of the California Code of Regulations<sup>2</sup>, Division 1, Ch 13, Sub Chapter 1, and "School Facilities Construction."

The citing of facilities which may emit hazardous or acutely hazardous materials or may handle acutely hazardous materials with a quarter of a mile of a school may result in a significant impact.

CEQA Statute Section 21151.4 states:

~~No~~ An environmental impact report shall not be certified or a negative declaration shall not be approved for any project involving the construction or alteration of a facility within a 1/4 of a mile of a school which might reasonably be anticipated to emit hazardous or acutely hazardous air emission, or ~~that which~~ would handle acutely hazardous material or a mixture containing acutely hazardous material in a quantity equal to or greater than the state threshold quantity specified pursuant to ~~in~~ subdivision (1a) of Section 25532~~6~~ of the Health and Safety Code, that ~~which~~ may pose a health or safety hazard to persons who would attend or would be employed at the school, unless both of the following occur:

- (1a) The lead agency preparing the environmental impact report or negative declaration has consulted with the school district having jurisdiction regarding the potential impact of the project on the school.
- (2b) The school district has been given written notification of the project not less than 30 days prior to the proposed approval of the environmental impact report or negative declaration.

### 3. Brush Management

A specialized public safety issue arises in cases where the brush management<sup>3</sup> requirements cannot be met. An example is a residential lot abutting a publicly-owned open space area, where brush removal, trimming or thinning may be precluded. Another example is a situation where a reduction in the brush management requirements is allowed through alternative compliance. In such cases, the Fire Chief may modify the requirements of brush management on a case-by-case basis. The approval of the Fire Chief must be given in these circumstances in order to avoid a significant public safety impact. See Municipal Code Section 142.0412 (i-j). The environmental analyst should work with ~~LDRDSD~~-Landscaping Staff and the Fire Chief to ensure the requirements are met. *Ensure brush management*

<sup>2</sup> <http://www.calregs.com>

<sup>3</sup> <http://www.sandiego.gov/fireandems/inspections/brush.shtml>

*activities are coordinated with MSCP staff where there may be potential impacts to MHPA lands.*

## INITIAL STUDY QUESTIONS

The following Initial Study Checklist questions is-are from the City's Initial Study Checklist, and provides guidance to determine the potential significance ~~for~~ of Health and Safety issues:

*Would the proposal:*

1. Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including when wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?
2. Result in hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within a quarter-mile of an existing or proposed school?
3. Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?
4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or environment?
5. Expose people to toxic substances, such as pesticides and herbicides, some of which have long-lasting ability, applied to the soil during previous agricultural uses?
6. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people riding or working in the project area?
7. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

## SIGNIFICANCE THRESHOLDS

1. Projects which propose the handling, storage and treatment of hazardous materials, e.g., a Hazardous Waste Facility, falling under Municipal Code Section 141.1001 Hazardous Waste Research Facilities and Section 141.1002" must prepare a risk assessment in conformance with the Tanner Act. The Hazardous Materials Management Division of the County of San Diego Department of Environmental Health (DEH) determines if projects are subject to Tanner Act provisions.

For non-residential projects, instruct the applicant to complete Development Services Department form DS-3163, "Hazardous Materials Questionnaire." ~~See~~ Refer to City of San Diego Information DSD Info-Bulletin 116 for more information.

[www.sandiego.gov/development-services/industry/pdf/infobulletin/ib116.pdf](http://www.sandiego.gov/development-services/industry/pdf/infobulletin/ib116.pdf)

Note: Please include the following in the environmental document as applicable: Existing and recently enacted legislation to protect the public from any potential impacts from the use of hazardous materials. This legislation includes the Clean Air Act, the Clean Water Act, the Comprehensive Environmental Response, Compensation and Liability Act, and the Toxic Substances Control Act.

At the local level the City Fire Department screens inventories of substances and inspects sites every 12 months; the County Health Department screens inventories, inspects facilities every 15 months and reviews the hazardous Materials Business Plan, and the County Air Pollution Control District evaluates projects for possible toxic emissions and issues permits as necessary.

2. Project sites on or near known contamination sources may result in a significant impact. Sources of this information are:
  - a. San Diego County Environmental Assessment Case Listing. ~~The County of San Diego has an updated listing of all HAZMAT sites on the Internet at:~~  
<http://www.sdcounty.ca.gov/deh/permits/index.html>  
<http://www.sdcounty.ca.gov/deh/hazmat/ust.html>
  - b. State Department of Toxic Substances Control (DTSC) ~~"Cortese List" of hazardous waste sites compiled pursuant to Section 65962.5 of the California Government Code:~~  
[http://www.dtsc.ca.gov/database/Calsites/Cortese\\_List.cfm](http://www.dtsc.ca.gov/database/Calsites/Cortese_List.cfm)  
<http://www.dtsc.ca.gov/database/index.cfm>
  - c. Other possible sources - Sanborn maps, Fire Department records, topographic/existing conditions surveys.
  - d. Site-specific emission data from the San Diego Air Pollution Control District (SDAPCD) ~~is available on line at:~~  
<http://www.sdapcd.co.sandiego.ca.us/gtoxics/Project1/SourceEmissions.htm>~~http://www.sdapcd.org/index.html~~  
~~This database includes a cancer risk estimator index. A score between 1 and 100 generally means that the facility will be required to conduct a Health Risk Assessment.~~
  - e. State Water Resources Control Board: <http://www.geotracker.swrcb.ca.gov>
3. Project sites that meet one or more of the following criteria may result in a significant impact.
  - a. Located within 1,000 feet of a known contamination site.
  - b. Located within 2,000 feet of a known "border zone property" (also known as a "Superfund" site) or a hazardous waste property subject to corrective action pursuant to the Health and Safety Code.

- c. DEH site file closed. These cases are especially important where excavation (e.g., sewer/water pipeline projects, below grade parking, basements) is involved. DEH often closes a listing when there is no longer danger to the existing use on the property. Where a change in use is proposed DEH should be consulted. Excavation, which would disturb contaminated soils, potentially resulting in the migration of hazardous substances (e.g., along utility trench lines), would require consultation by the applicant and analyst with DEH. The applicant may be required to obtain a concurrence letter from DEH subsequent to participation in the Voluntary Assistance Program (VAP). Information regarding the County of San Diego VAP can be found on the internet at: [http://www.sdcounty.ca.gov/deh/water/sam\\_voluntary\\_assistance\\_program.html](http://www.sdcounty.ca.gov/deh/water/sam_voluntary_assistance_program.html). ([www.co.san-diego.ca.us/deh/twq/sam](http://www.co.san-diego.ca.us/deh/twq/sam))
- d. Located in Centre City San Diego, Barrio Logan or other areas known or suspected to contain contamination sites (Check with DEH).
- e. Located on or near an active or former landfill. Hazards associated with methane gas migration and leachates should be considered. Consult with the Local Enforcement Agency (LEA) for assistance.
- f. Properties historically developed with industrial or commercial uses which involved dewatering (the removal of groundwater during excavation), in conjunction with major excavation in an area with high groundwater (such as downtown).

Where dewatering is involved, prior to issuance of any permit that would allow excavation which requires dewatering, a plan for disposal of the dewatering effluent and a permit, if needed, from the Regional Water Quality Control Board or the Industrial Waste Division of MWW, shall be provided to LDR by the applicant. A Dewatering Discharge Permit (NPDES No. CA 1018804) shall be obtained for the removal and disposal of groundwater (if necessary) encountered during construction. Discharge under this permit will require compliance with a number of physical, chemical, and thermal parameters (as applicable), along with pertinent site-specific conditions, pursuant to direction from the RWQCB. Wells, including test wells, and soil percolation tests are not considered dewatering activities.

- g. Projects located in the Runway Protection Zone (RPZ), the Airport Environs Overlay Zone (AEOZ), or the Airport Approach Overlay Zone (AAOZ) or where the Federal Aviation Administration (FAA) has reached a determination of "hazard" through FAA Form 7460-1, "Notice of Proposed Construction or Alteration" as required by FAA regulations in the Code of Federal Regulations (CFR) Title 14 §77.13. Note: if the FAA determines the project would be considered a hazard, a Site Development Permit (SDP) in accordance with Process 5 would be required for Council approval in accordance with the Municipal Code §126.0502(e).



Inconsistency with an Airport's Land Use Compatibility Plan (ALUCP) ~~airport's Comprehensive Land Use Plan (CLUP) as adopted by the Airport Land Use Commission (ALUC)~~ could ~~would~~ be a significant impact.

**Note:** ~~Pursuant to CEQA, Section 21096 and CEQA State Guidelines Section 15154 requires this a land use/health and safety analysis- that considers whether the project would result in a safety hazard nor noise problem for persons using the airport or for persons residing or working in the project area is required in order to adopt a negative declaration or mitigated negative declaration.~~

h. Located on a site presently or previously used for agricultural purposes. Pesticides are routinely used during agricultural operations. Pesticides do not degrade easily; therefore, a soils assessment may be required. Contact the San Diego County Department of Environmental Health Site Assessment and Mitigation Program for guidance regarding each project site.

#### Health and Safety Information References:

~~DSD Form DS-3163:~~

~~<http://www.sandiego.gov/development-services/industry/pdf/ds-3163.pdf>~~

~~Hazardous Materials Questionnaire, Bulletin 116: <http://www.sandiego.gov/development-services/industry/pdf/dsd116.pdf>~~

~~SDMC Section 142.0412:~~

~~<http://clerkdoc.sannet.gov/legtrain/mc/MuniCodeChapter14/Ch14Art02Division04>~~

~~SDMC Section 141.1001 and 141.1002:~~

~~<http://clerkdoc.sannet.gov/legtrain/mc/MuniCodeChapter14/Ch14Art01Division10>~~

~~Sanborn maps: available at LDR offices~~

~~Fire Department records: available at <http://www.sandiego.gov/fireandems/inspections/searches.shtml>~~

~~San Diego Local Enforcement Agency: Vicky Gallagher, (619) 533-3695~~

~~Discharge Permit from MWWD: (619) 446-5000~~

~~Discharge Permit from RWQCB: <http://www.swrcb.ca.gov/stormwtr/construction.html>~~

~~Airport Environs Overlay Zone (Diagram 132-03A): available at City Clerk or LDR offices; also, located in LDC Chapter 13, Article 2, Division 3~~

~~Runway Protection (Airport Approach Overlay) Zone (Diagram 132-02A): available at City Clerk or LDR offices; also, located in LDC Chapter 13, Article 2, Division 2.~~

## L. PALEONTOLOGICAL RESOURCES

Paleontology is ~~defined as a~~ the science dealing with the study of prehistoric life preserved as fossils in ~~past geologic deposits~~ periods as understood from fossil remains. As such, paleontology informs society about the history of life, about ancient ecosystems, environments, and climates, and about the origin and evolution of species and patterns and possible causes of extinction.

Fossils (paleontological resources) are the remains and/or traces of prehistoric life and represent an important and nonrenewable natural resource. Fossil remains such as bones, teeth, shells, and wood are found in the geologic deposits (sedimentary rock formations) within which they were originally buried. For planning purposes, paleontological resources can be thought of as including not only actual fossil remains, but also the localities where those fossils are collected, and the geologic deposits/formations/rock units containing the localities.

Because fossils are buried in sedimentary rock layers (strata), they are vulnerable to destructive processes of both natural weathering and erosion as well as manmade earthmoving operations.

Impacts to paleontological resources may occur ~~through~~ during grading activities associated with project construction, especially for large--scale excavations (e.g., residential housing tracts and new roadway projects) and possibly in urban redevelopment projects where excavation (e.g., for subsurface parking structures) would be done in previously undisturbed geologic deposits/formations/rock units. Where the potential for paleontological impacts exists, mitigation usually involves on-site paleontological monitoring ~~during~~ of excavation activities so that exposed fossils may be recovered.

### INITIAL STUDY QUESTIONS

The following Initial Study Checklist question is from the City's Initial Study Checklist, and provides guidance to determine potential significance for impacts to Paleontological Resources:

Would the project:

1. Require over 1,000 cubic yards of excavation in a high resource potential  
\_\_\_\_\_ geologic deposit/formation/rock unit?
2. Require over 2,000 cubic yards of excavation in a moderate resource potential  
\_\_\_\_\_ geologic deposit/formation/rock unit?

### SIGNIFICANCE THRESHOLDS

1. Determine the geological ~~deposit~~ formation/rock unit underlying a project area. If there are sedimentary rocks such as those found in the coastal areas, they usually

contain fossils. If there are granitice or volcanic rocks such as those found in the inland areas (Mission Gorge, etc), they usually will not contain fossils.

## 2. See Paleontological Determination Matrix.

Note: Significant impacts to paleontological resources are most often mitigated by the implementation of a monitoring program. The monitoring program is carried out under the supervision of a qualified paleontologist and includes attendance at preconstruction-grading meetings and as well as onsite- inspections of active excavations during initial cuts. If well-preserved fossils are discovered, measures are implemented to retrieve, adequately preserve, and curate the resources. The qualified paleontologist must also submit a monitoring results report to MMC staff.

Note: Staff uses the geologic maps by Kennedy (1975), Kennedy and Tan (1977) and Kennedy and Tan (2008) to determine which geologic depoit/ formations/ rock units underlie a project site. These maps are available through the California Geological Survey and some local libraries. Kennedy maps located in the environmental library to determine which formation(s) underlay project sites. Others may contact the following web site where this information may be purchased:

[http://www.consrv.ca.gov/CGS/rgm/rgm/250k\\_index/san\\_diego.htm](http://www.consrv.ca.gov/CGS/rgm/rgm/250k_index/san_diego.htm)

## PALEONTOLOGICAL MONITORING DETERMINATION MATRIX

<b>Geological Unit/Deposit/Formation/Rock Unit</b>	<b>Potential Fossil Localities</b>	<b>Sensitivity Rating</b>
Alluvium (Qsw, Qal, or Qls)	All communities where this unit occurs	Low
Ardath Shale (Ta)	All communities where this unit occurs	High
Bay Point/Marine Terrace (Qbp) <sup>1</sup>	All communities where unit occurs	High
Cabrillo Formation (Kcs)	All communities where unit occurs	Moderate
Delmar Formation (Td)	All communities where unit occurs	High
Friars Formation (Tf)	All communities where unit occurs	High
Granite/Plutonic (Kg)	All communities where unit occurs	Zero
Lindavista Formation (Qln, Qlb) <sup>2</sup>	A. Mira Mesa/Tierrasanta B. All other areas	A. High B. Moderate
Lusardi Formation (Kl)	A. Black Mountain Ranch/Lusardi Canyon Poway/Rancho Santa Fe B. All other areas	A. High B. Moderate
Mission Valley Formation (Tmv)	All communities where unit occurs	High
Mt. Soledad Formation (Tm, Tmss, Tmss)	A. <u>Rose Canyon</u> B. <u>All communities other areas where this unit occurs</u>	A. <u>High</u> B. <u>Moderate</u>
Otay Formation (To)	All communities where unit occurs	High
Point Loma Formation (Kp)	All communities where unit occurs	High
Pomerado Conglomerate (Tp)	A. Scripps Ranch/Tierrasanta B. All other areas	High
River /Stream Terrace Deposits (Qt)	A. South Eastern/Chollas Valley/Fairbanks Ranch/Skyline/Paradise Hills/Otay Mesa, Nestor/San Ysidro B. All other areas	A. Moderate B. Low
San Diego Formation (Qsd)	All communities where this unit occurs.	High
Santiago Peak Volcanics (Jsp) A. Metasedimentary B. Metavolcanic	A. Black Mountain Ranch/La Jolla Valley, Fairbanks Ranch/Mira Mesa/Penasquitos B. All other areas	A. Moderate B. Zero
Scripps Formation (Tsd)	All communities where this unit occurs	High
Stadium Conglomerate (Tst)	All communities where this unit occurs	High
Sweetwater Formation	All communities where this unit occurs	High
Torrey Sandstone (Tf)	A. Black Mountain Ranch/Carmel Valley B. All other areas	A. High B. Low

### Sensitivity Rating

High =  
Moderate =  
Zero-Low =

### Grading Thresholds for Required Monitoring

>1000 cubic yards and 10 feet+ deep  
>2000 cubic yards and 10 feet+ deep  
Monitoring Not Required

Baypoint <sup>1</sup> -- Broadly correlative with Qop 1-8 of Kennedy and Tan (2008) new mapping nomenclature.

| Lindavista<sup>2</sup> – Broadly correlative with Qvop 1-13 of Kennedy and Tan (2008) new mapping nomenclature.

| Notes: \* Monitoring is always required when grading on a fossil recovery site or near a fossil recovery site in the same geologic deposit/formation/rock unit as the project site as indicated on the Kennedy Maps.

| \*\* Monitoring may be required for shallow grading (i.e., <10ft) when a site has previously been graded and/or unweathered geologic deposits/formations/rock units are present at the surface.

| \*\*\* Monitoring is not required when grading documented or undocumented artificial fill.

#### 4. Solid Waste Generation/Disposal

*In September 1989, the California Integrated Solid Waste Management Act (also known as Assembly Bill 939 (AB 939)) was enacted into law. It requires each city in the state to divert at least 50% percent of its solid waste from landfill disposal through source reduction, recycling, and composting by 2000. The following solid waste thresholds will help further this requirement through inclusion of solid waste considerations in review and preparation of environmental documents.*

**Background:**

The California Public Resources Code requires each city in the state to divert at least 50% percent of its solid waste from landfill disposal through source reduction, recycling, composting, and transformation. The City has enacted codes and policies aimed at helping the City to achieve this diversion level, including the Refuse and Recyclable Materials Storage Regulations (Municipal Code Chapter 14, Article 2 Division 8), Recycling Ordinance (0-19678Municipal Code Chapter 6, Article 6, Division 7), and the Construction and Demolition (C & D) Debris Deposit Ordinance (0-19420 & 0-19694 Municipal Code Chapter 6, Article 6, Division 6). Projections indicate that diversion rates achieved by these regulations and ordinances alone will not be sufficient to achieve the 50% diversion level. To compound the problem, the City's Miramar Landfill is projected to close before 2016, making efforts that preserve landfill space especially important.

The following solid waste thresholds discuss the level at which compliance with regulations/ordinances is not sufficient, and therefore the inclusion of solid waste considerations in the review and preparation of environmental documents is necessary to address project construction, demolition, and ongoing waste generation. The Waste Management Plan would assure that the overall waste produced is reduced sufficiently to comply with waste reduction targets established in the Public Resources Code.

**INITIAL STUDY QUESTION:**

1. Would the proposed project have an effect upon, or result in a need for new or altered solid waste facilities?

**SIGNIFICANCE THRESHOLDS**

Construction/demolition/renovation projects meeting or exceeding the following thresholds are considered to have potentially significant solid waste impact based on solid waste generation estimates and require the preparation of a waste management plan:\_\_\_\_\_


### Cumulative Impacts


1. Projects that include the construction, demolition, and/or renovation of 40,000 square feet or more of building space generate approximately 60 tons of waste or more, and are considered to have cumulative impacts on solid waste facilities.


—While all projects are required to comply with the City’s waste management ordinances, cumulative impacts are mitigated by the implementation ~~preparation~~ of a project-specific Waste Management Plan which reduces solid waste impacts to below a level of significance.

### Direct Impacts

1. Projects that include the construction, demolition, or renovation of 1,000,000 ~~million~~ square feet or more of building space would generate approximately 1,500 tons of waste or more and are considered to have direct impacts on solid waste facilities.

 Direct impacts result from the generation of -large amounts of waste which stresses existing facilities. Waste management planning is based on a steady rate of waste generation and doesn’t assume increased waste generation due to growth.

 While all projects are required to comply with the City’s waste management ordinances, direct and cumulative impacts are mitigated by the implementation ~~preparation~~ of project-specific Waste Management Plans which may reduces solid waste impacts to below a level of significance unless compliance with the City’s ordinances and the Waste Management Plan fail to reduce the impacts of such projects to below a level of significance and/or if a Waste Management Plan for the project is not prepared and conceptually approved by the Environmental Services Department prior to distribution of the draft environmental document for public review.

 For projects over 1,000,000 square feet, a significant direct and cumulative solid waste impact would result if the compliance with the City’s ordinances and the Waste Management Plan fail to reduce the impacts of such projects to below a level of significance and/or if a Waste Management Plan for the project is not prepared and conceptually approved by the Environmental Services Department prior to distribution of the draft environmental document for public review.

~~Construction/demolition projects meeting or exceeding the following thresholds are considered to have potentially significant solid waste impact based on solid waste generation estimates: —~~

- ~~a. Single Family/Multifamily Construction of 50 units or more~~
- ~~b. Commercial Construction of 40,000 square feet or more~~

### LEED Projects Exceeding the Significance Thresholds

1. Projects that are certified as LEED Silver or better do not have to prepare a waste management plan since these projects are already implementing sustainability measures intended to assure minimal project “environmental footprint,” including mitigating the types of impacts caused by waste generation.
2. Such projects would be subject to a mitigation condition that requires evidence that the project has been certified as LEED Silver or better prior to the issuance of the building permit.

### Public Projects

1. Public projects are required to adhere to City of San Diego Administrative Regulations and project specifications that require that the overall waste produced is reduced sufficiently to comply with waste reduction targets established in the Public Resources Code.
2. Projects complying with the City of San Diego Administrative Regulations are not required to prepare a Waste Management Plan.

These thresholds are consistent with the General Plan policies and the General Plan PEIR mitigation including PF-I.2. “Maximize waste reduction and diversion” and CE-A.2 “Reduce waste by improving management and recycling programs.”

~~Use of these thresholds is limited to projects that have a change in land use density or community plan amendment such as a rezone.~~

Be aware that some existing Environmental Impact Reports (EIRs) may impose other thresholds and/or mitigation measures such as discussed below:

#### ~~• **City of Villages Strategic Framework Element Final EIR**~~

~~This EIR identifies impacts to solid waste as significant with partial mitigation to extend recycling programs to attached homes and larger businesses, and on-site reuse of demolition materials (see EIR page IV-94).~~

#### **• Redevelopment Agency Projects**

The City of San Diego Redevelopment Agency has enacted more stringent thresholds for solid waste impacts in some of its EIRs. If the project is located in a Redevelopment District, consult the applicable EIR to determine the significance threshold and/or mitigation measures. For example, the North Park Redevelopment Project Final EIR (SCH 93-121105) sets a threshold of 10,000 square feet of construction, demolition, or remodeling and requires mitigation to prepare a Waste Management Plan if this threshold is met.



## WASTE MANAGEMENT PLAN

If the project would exceed the significance threshold for solid waste generation, a Waste Management Plan must be prepared by the applicant, ~~and conceptually~~ approved by the Environmental Services Department (ESD) and discussed in the environmental document. The Plan must be - implemented by the applicant and address the demolition, construction, and occupancy phases of the project as applicable to include the following:

- ~~a.~~ a. —A timeline for each of the three main phases of the project (demolition, construction, and occupancy).
- ~~a.b.~~ Tons of waste anticipated to be generated (demolition, construction, and occupancy).
- ~~b.~~ b. Material Type of waste to be generated (demolition, construction, and occupancy).
- ~~c.~~ e. Source separation techniques for waste generated
- ~~d.~~ Describe —how the project will reduce the generation of construction and demolition (C & D) debris
- ~~d.e.~~ Describe hHow the C & D materials will be reused on-site
- ~~f.~~ de. Include the nName and location of recycling, reuse, and landfill facilities where recyclables and waste will be taken if not reused on-site
- ~~g.~~ e. —Describe hHow the C&D waste will be source separated if a mixed C&D facility is not used for recycling
- ~~e.h.~~ Describe how the waste reduction and recycling goals will be communicated to subcontractors
- ~~f.i.~~ f. —Describe how aA "buy recycled" program for green construction products, including mulch and —compost will be incorporated into the project.
- ~~g.~~ How the project will aim to reduce the generation of construction/ demolition debris
- ~~h.~~ A plan of how waste reduction and recycling goals will be communicated to subcontractors
- ~~i.~~ A timeline for each of the three main phases of the project as stated above(demolition, construction, and occupancy)
- ~~j.~~ Describe hHow the Refuse and Recyclable Materials Storage Regulations (LDC Chapter 14, Article 2 Division 8) recycling space allocation ordinance will be incorporated into econstruction design of building's waste storage area.
- ~~k.~~ Describe how compliance with the Recycling Ordinance (Municipal Code Chapter 6, Article 6, Division 7) will be incorporated in the operational phase.
- ~~l.~~ Describe any International Standards of Operation (ISO)<sup>1</sup>, or other certification, if any.

<sup>1</sup> ISO certification means there has been a commitment to reduce ongoing waste.